

# EVERGREEN ♦ EAST HILLS VISION STRATEGY

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## Task Force Workshop Meeting - 7

K.R. Smith Elementary School  
2025 Clarice Drive  
San Jose, CA 95122

**Saturday, February 25, 2006**  
9:00A.M. – 12:30P.M.

### **SUMMARY of** **COMMERCIAL/INDUSTRIAL GROUP COMMENTS**

#### Commercial/Retail -

- Don't need more supermarkets.
- Why 300,000 square feet of retail on Arcadia.
  - The market analysis showed a potential for up to 300,000 square feet of retail. The Environmental Impact Report (EIR) considers the worse-case scenario.
- Retail should be carefully chosen. Shouldn't attract outside commuters. Recommend local serving retail, not furniture stores.
- Existing supermarkets are run-down. Instead of bringing in new supermarkets, invest in existing supermarkets.
- New market at Evergreen Village Center is struggling.
- Niche markets like Cosentino's and Lunardi's aren't affected by general supermarkets.
- Small drugstores are okay, but there are already existing ones (Longs, Walgreens)
- Don't want big box retail.
- Want top quality restaurants.
- Only need small, local serving retail. There are enough grocery stores.
- Any plans for a Home Depot? If bring in big box retail won't have to drive far out of area.

#### Industrial -

- Industrial land should be retained for jobs housing balance.
- Need to look at long-term, once land is converted can't change it back.

Commercial/Industrial

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- Industrial retention is good, but existing industrial zoned areas are inappropriate. Recommend relocating closer to freeway.
- From a historical perspective industrial is not appropriate. 80% outside commuters, 20% internal. Site is not close to freeway. There are better locations. There will be no demand for industrial in Evergreen for the next 20 years. Need to consider amenities trade-off if don't convert.
- Developers need to be part of solution.
- Is there any demand for R&D?

Office -

- Need medical services: surgery center, convalescent services, MRI/x-ray services
- Need local service office.